WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,000,000.00

Affiant

Subscribed and sworn to me on April 2, 2008.

NOTARY PUBLIC

My Commission Expires: 8/23/11

TARA STEWARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 04/18/08 14:10 2 pg
Fees:13.00 Taxes:3700.00

20080418-0039704

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford, Attorney-at-Law
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Murat and Arnita Ozgener 1 Agincourt Way Brentwood, TN 37027	Same	159-00-0-254.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **DIMENSIONGROUP, LLC, a Tennessee limited liability company**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **MURAT OZGENER and WIFE, ARNITA OZGENER**, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 of Agincourt Subdivision as shown on the Plat of record in Instrument No. 20040421-0044905, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete legal description.

Being the same property conveyed to Dimension Group, LLC, a Tennessee limited liability company by Quitclaim Deed from Terry W. Smith, dated January 6, 2006, of record in Instrument No. 20060119-0007251, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2008 Davidson County and subsequent taxes are assumed by the Grantees; and
2. All matters shown on the plat of record in Instrument No. 20040421-0044905, Register's Office for Davidson County, Tennessee; and
3. Charter of Agincourt Homeowners Association Inc. record in Instrument No. 20040505-0051350, said Register's Office; and
4. Restrictions of record in Instrument No. 20040504-0050539, amended in 20070103-0001271, Register's Office for Davidson County, Tennessee; and
5. All matters shown on the plat of record in Instrument No. 20070315-0031515, Register's Office for Davidson County, Tennessee; and
6. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

This property is also known as improved property located at 1 Agincourt Way, Nashville, TN 37027.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out;

and GRANTOR does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands on April 2, 2008.

DimensionGroup, LLC,
a Tennessee limited liability company

Terry Smith

Its: Chief Manager

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Terry Smith, an authorized representative of DimensionGroup, LLC, a Tennessee limited liability company, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be an authorized representative of DimensionGroup, LLC, a Tennessee limited liability company, the within named bargainor, and that he/she as such authorized representative of DimensionGroup, LLC, a Tennessee limited liability company, has duly authorized and executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself/herself as authorized representative of DimensionGroup, LLC, a Tennessee limited liability company.

Witness my hand and official seal on April 2, 2008.

Tara Steward
NOTARY PUBLIC

TARA STEWARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 8/23/11